040.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	905,400 / 905,400
					USE VALUE:	905,400 / 905,400
					ASSESSED:	905,400 / 905,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		CORNELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STANITSAS PETER A & BILL A/TR	
Owner 2:	36 CORNELL STREET REALTY TR	
Owner 3:		
Street 1:	36 CORNELL STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	STANITSAS ANGELO/MARIA -
Owner 2:	-
Street 1:	36 CORNELL STREET
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2760 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	456,500	4,900	444,000	905,400
Total Card	0.103	456,500	4,900	444,000	905,400
Total Parcel	0.103	456,500	4,900	444,000	905,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.04 | /Parcel: 328.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 26652

GIS Ref

GIS Ref

Insp Date 11/08/18

!3286!

PREVIOUS ASSESSMENT

Parcel ID 040.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	456,700	4900	4,500.	444,000	905,600	905,600	Year End Roll	12/18/2019
2019	104	FV	378,300	4400	4,500.	471,800	854,500	854,500	Year End Roll	1/3/2019
2018	104	FV	378,300	4400	4,500.	344,100	726,800	726,800	Year End Roll	12/20/2017
2017	104	FV	354,900	4400	4,500.	299,700	659,000	659,000	Year End Roll	1/3/2017
2016	104	FV	354,900	4400	4,500.	255,300	614,600	614,600	Year End	1/4/2016
2015	104	FV	316,500	4400	4,500.	249,800	570,700	570,700	Year End Roll	12/11/2014
2014	104	FV	316,500	4400	4,500.	205,400	526,300	526,300	Year End Roll	12/16/2013
2013	104	FV	329,200	4400	4,500.	195,400	529,000	529,000		12/13/2012

PRINT

Date	Time
12/10/20	18:34:26

LAST REV

Date	Time
09/09/19	10:28:41
apro	
3286	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STANITSAS ANGEL	69588-369		7/12/2017	Convenience	10	No	No		
STANITSAS ANGEL	32331-559		2/5/2001	Family	1	No	No		
STANITSAS ANGEL	31326-305		4/20/2000	Family	1	No	No	4	
TAOULTSIDES STR	30989-116		12/21/1999		355,000	No	No		
TAOULTSIDES STR	27861-283		11/12/1997	Family	99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2015	631	Re-Roof	9,000		6/9/2015			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Measured	189	PATRIOT
6/14/2000	MLS		
3/2/2000	Mailer Sent		
2/28/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	26652
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98000199
Adj $ / SQ:	187.516
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620283
Depreciation:	163755
Depreciated Total:	456528

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

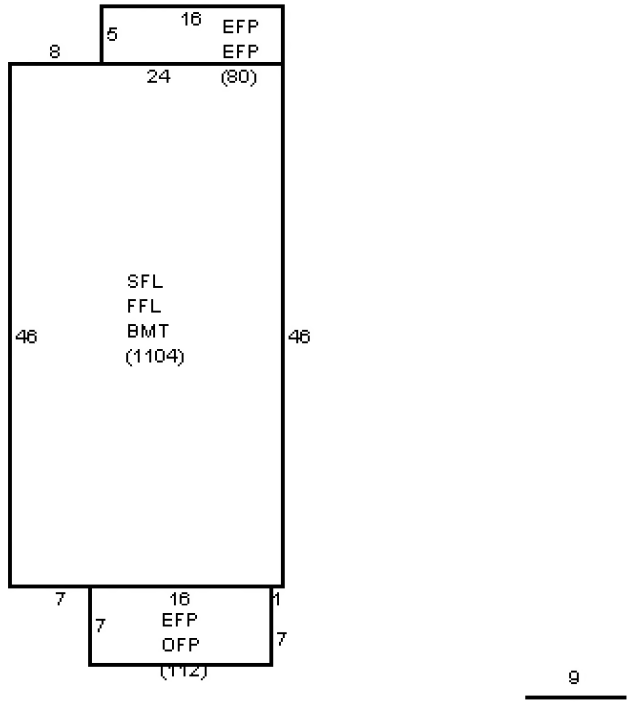
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.52
Special Features:	0	Val/Su Net:	123.51
Final Total:	456500	Val/Su SzAd	206.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	77.350	85,395
FFL	First Floor	1,104	187.520	207,018
SFL	Second Floor	1,104	187.520	207,018
EFP	Enclos Porch	272	36.490	9,925
OFP	Open Porch	112	30.610	3,428

Net Sketched Area:	3,696			Total:	512,784
Size Ad	2208	Gross Are	3696	FinArea	2760

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1924	22.72	T	40	104			4,400			4,400
19	Patio	D	Y	1	11X11	F	FR	2000	4.81	T	19	104			500			500

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc